



PUBLIC NOTICE OF DESIGNER SELECTION

Designer Selection Board

One Ashburton Place, Room 1018A, 10th Floor | Boston, MA | 02108

Telephone: 617-727-4046 | www.mass.gov/dsb

DSB List#: 19-30
Notice Date: August 28, 2019
Submission Date: September 18, 2019 **2:00 PM**
Project Number: ADM 2019
Project Title: Study and Design of Alma del Mar II New Facility
Project Location: 739 Church Street, New Bedford, MA
Awarding Agency: Alma del Mar Charter School or affiliate
Available Amount: TBD
Estimated Construction Cost: \$14,000,000
Study Fee: To be negotiated
Schematic Design: To be negotiated
Final Design: To be negotiated

Prime Firm Requested:

- ☒ Architect
- ☐ Engineer
- ☐ Landscape Architect
- ☐ Interior Designer
- ☐ Programmer
- ☐ Construction Manager

Contract Type:

- ☒ Study and Design

Immediate Services Authorized:

- ☒ Building Study
- ☒ Schematic Plans and Outline Specifications
- ☒ Design Development Plans and Specifications
- ☒ Construction Plans and Specifications
- ☒ Administration of Construction Contract (subject to authorization by owner)

AGENCY INFORMATION

Alma del Mar (“Soul of the Sea”) is a K-8 Expeditionary Learning public charter school in New Bedford, Massachusetts. Alma del Mar, also known as Alma, is committed to setting all of its students on a college trajectory and challenging them to be service-minded leaders. By engaging in a rigorous academic program with an emphasis on meaningful work, students at Alma master essential skills and content, take ownership of their learning and think boldly while addressing complex academic and community issues.

Alma was granted a charter in 2011 and opened its doors in August 2011. In August 2016 Alma del Mar opened their current building, a 43,000 sf facility which is able to house 450 K-8 students. Despite a tight schedule and budget, the project team found creative ways for the school to expand its program while still providing the students with an inspiring, high quality learning environment.

Alma del Mar now serves 450 scholars in grades K-8. Alma del Mar has become known for its unique blend of a “no excuses” culture with a content-rich, Expeditionary Learning curriculum. After only several years of operation, Alma has become the most sought-after elementary school amongst New Bedford parents. Most importantly, Alma scholars are already beginning to close the achievement gap between kids in New Bedford and their more affluent peers. Alma scholars grow the equivalent of nearly a grade and a half each year in reading ability and are earning math scores on the MCAS that surpass those of nearby suburban districts. In addition to excelling on traditional measures of achievement, Alma scholars are producing phenomenal work that serves to teach and inspire their peers and the wider community.

PROJECT SUMMARY

In 2019, Alma del Mar has gained state approval for an additional 594 seats for grades Kindergarten to 8th grade. The goal of the project is to build a new facility at approximately 30,000 sf at 739 Church Street, New Bedford, MA. Alma del Mar plans to fund the project with private finance and fund raising, similar to the successful model they used in building their current building. This phase of the project is projected to house about 300 students at this time. The plan is to expand the campus to house the full enrollment at a future date. The site and building will be designed so that it can be expanded to house the full enrollment. It is expected that the site and core facilities such as gym and cafeteria will be sized to accommodate the full enrollment or designed to be expanded for full enrollment. Please see the study by Meander Studio for additional space program information.

The design of the current Alma del Mar school, located at 515 Belleville Ave., New Bedford, MA has been successful in supporting the educational mission of the school. The school would like to replicate the spirit and some of the elements of the current building, including features such as the use of natural light and visual connectivity, to maintain the school and community culture developed in the current building. Briefing will take place at the current school with a tour of the building to provide a general idea of the expectation for this project.

With a high percentage of the student population being English Language Learners, the ability to hear clearly for them is very important for the students to master the English language. The educational spaces should meet ANSI 12.60, Classroom Acoustic Standard, whenever possible, to ensure the highest quality learning environment possible.

As a charter school, Alma seeks a building with low operational cost so more resources can be devoted to educating the scholars. Within the limit of the budget, the school seeks to have a building and site which is easy to maintain to reduce the operational cost.



The school has secured the right to develop the site at 739 Church Street, New Bedford. The site is approximately 5.2 acres and has approximately thirty feet elevational drop from the east to the west end of the site. The site abuts railway to the west, Fisher College office to the north and residential buildings to the east and south. The site has frontage on Church Street as well as access to Worcester Street to the south of the site. The site design must accommodate the current phase and future development to house the full 594 students. A well-designed pick up / drop off traffic pattern is a must for the success of the project. The construction phase for the future addition should be part of the planning requirement for the site plan.

SCOPE OF WORK

OVERVIEW:

Basic services include, but are not limited to, verification of existing record documents, general existing conditions, study, cost estimating, architecture, civil, sanitary, mechanical, electrical, plumbing, fire protection, structural, site planning and landscape architecture, basic environmental permitting, graphics, lighting and day lighting design, acoustics, data and communication, programming, code consultants, accessibility, preparation of construction documents; bidding and administering the Construction Contract Documents and other design and consulting services incidental and required to fulfill the project goals. The awarding authority reserve the right to continue with the selected designer for all remaining phases of the work related to this project. The contract will be in accordance with the DCAMM standard Contract for Final Design and Contract Administration.

PROJECT PHASE DETAILS:

- **Study:** As part of the purchase of the property, the awarding authority has initiated a due diligent / feasibility study with Meander Studio on the proposed site and is attached. The selected designer will review and confirm the result of the study. The selected designer will conduct any necessary additional investigation work related to feasibility study for this project if required.
- **Permits and Approvals:** Work with Owner, owner's representative to identify and obtain all required permits and approvals. Provide design and presentation drawings and graphic and other necessary documents as required for all permit submissions. The design team may be required to attend up to

five public meetings with the New Bedford building and planning authorities. The design team is expected to attend all required meetings with other City agencies for normal building permit as part of the basic service. *Building Code and other relevant applicable State Codes and regulations compliance is the responsibility of the architect and the design team. Building Code consulting, design, engineering and any meetings with Inspectional Services Department, other city departments and authorities having jurisdiction over the project, required to obtain building permit are included in base scope.*

- **Schematic Design:** Work with Owner and owner's representative to develop specifications, including, site plans, floor plans, elevations, sections, sketches to define the character and quality of interior spaces, and primary building MEP/FP and structural systems that are in line with the understandings of the design objectives, cost and schedule constraints. Provide minimum of three alternate HVAC systems options with life cycle as part of the work in this phase. Present several alternative plans and site plans to be evaluated. All permits required for the project will be identified no later than the end of schematic Design.
- **Design Development:** Work with Owner and owner's representative to determine and document specifications, final layouts, details and materials and equipment selections consistent with the work product of Schematic Design to further clarify and define the design decisions are in line with the design objectives, cost and schedule constraints.
- **Construction Documents:** Prepare final construction documents and bid documents that will facilitate accurate and dependable final pricing through public bid process.
- **Bid Phase:** Perform all necessary bid phase services, including participation in subcontractor prequalification.
- **Construction Phase:** Perform Construction Administration and project close-out duties per the Agreement between Owner and Architect.

SUPPORTING DOCUMENTS

The scope of work for this project is supported by the materials listed below:

- [Church Street Site Feasibility Study by Meander Studio Collaborative Design](#)

SITE VISIT & BRIEFING SESSION:

A visit to the existing school and briefing session will take place at 3:30 PM Wednesday, September 11, 2019 at 515 Belleville Ave., New Bedford, MA. All interested parties are strongly encouraged to attend the briefing and tour of the existing facility.

Any questions should be addressed to Dom Tiberi no later than September 13, 2019.

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PROJECT REQUIREMENTS

AFFIRMATIVE MARKETING

MBE/WBE Participation

Alma has not established minimum MBE/WBE participation goals for this project. Applicants from MBE/WBE firms as prime or sub-consultants are encouraged.

Additional Diversity Program:

Veteran Owned Business Participation Benchmark - Chapter 108 of the Acts of 2012; Executive Order 565

The Commonwealth encourages the participation of Service-Disabled Veteran-Owned Business Enterprises (“SDVOBE”) and Veteran-Owned Business Enterprises (“VBE”) on its design projects. The benchmark for combined SDVOBE and VBE participation on DCAMM and other Executive Branch agencies design projects is 3% of the contract price as set forth in the standard DCAMM Study and Design Contracts referenced above.

ZONING AND PERMITTING

Education use at this site is allowable under the Dover Amendment. Alma has agreed to submit the development package to the city for a non-binding review.

SCHEDULE

Work to begin immediately with early bid package due on March 1, 2020 and final bid document on May 1, 2020. The project has a target occupancy date of August 1, 2021 and completion anticipated for December 2021.

CONSTRUCTION SPECIFICATIONS

The designer shall be responsible for creating detailed comprehensive Specifications specifically suited to the project in Standard CSI format.

COST ESTIMATING

Three detailed cost estimates and cost estimate reconciliation will be included in the Scope of Work as follows: at the end of Schematic Design, end of Design Development or completion of 30% Construction Document, and at 80% completion of Construction Documents.

PROJECT DELIVERY

The owner plans to apply and use the Ch 149A CMR for this project.

FINANCIAL STATEMENT

Chapter 7C, Section 51 requires that on public design contracts where the total design fee is expected to exceed \$30,000 or for the design of a project for which the estimated construction cost is expected to exceed \$300,000 the designer shall:

- a) File its latest CPA or PA financial statement with awarding authority, and continue to do so annually throughout the term of the contract;
- b) Submit a statement from a CPA or PA that states that they have examined management’s internal auditing controls and expresses their opinion regarding those controls.

CONTRACT REQUIREMENTS

Contract for Design, and Construction Administration Services

The applicant agrees to execute a mutually agreeable, modified DCAMM contract.

CONDITIONS FOR APPLICATION

The applicant's current or updated Master File Brochure must be on file with the Board prior to the date of application. As a condition of application, each applicant, if selected for the new project, agrees to carry professional liability insurance in an amount equal to the lesser of \$2,000,000 or 10% of the Project's Fixed Limit Construction Cost, but in no event less than \$250,000 per claim in accordance with the Design Contract (i.e., minimum coverage of \$250,000 up to \$2,000,000 depending on the construction cost). Alma may seek additional coverage for the selected designer, and if so, will bear the cost of the additional coverage.

APPLICATION EVALUATION

Applications will be evaluated based on the DSB criteria for selection of semi-finalist and finalist appearing on the DSB website at <https://www.mass.gov/files/documents/2018/12/19/criteria-for-selection-of-semi-finalists-and-finalists-160707.pdf>. The application must include resumes for the personnel associated with the specific Personnel and Project Experience listed below. Include resumes for all personnel.

PERSONNEL

1. Architect (Prime Firm)
2. Mechanical Engineer (M/P/FP)
3. Electrical Engineer/Lighting
4. Civil Engineer
5. Landscape Architect
6. Structural Engineer
7. Data/Communications Consultant
8. Cost Estimator (*independent consultant required*)
9. Specifications Consultant
10. MA Building Code Consultant

The title "architect" refers to design professionals that maintain a current registration with the Massachusetts Board of Registration of Architects; and

The title "landscape architect" refers to design professionals, licensed or unlicensed, that exhibit through their application that they possess acceptable experience to provide design services in the field of landscape architecture as needed for the project; and

The title "engineer" refers to design professionals that maintain a current registration in any one of the engineering categories governed by the Massachusetts Board of Registration of Professional Engineers and of Land Surveyors.

PROJECT EXPERIENCE

Applications will be evaluated based upon the requirements of M.G.L. Ch. 7C §49 and the work listed on DSB Application Form Sections 8, 9 AND 10 which illustrate current qualifications in the following areas:

1. Prior successful experience in designing K-8 educational buildings of similar type and scope in urban setting. Experience with Charter Schools in Massachusetts is a benefit.
2. Demonstrated ability of the firm to meet the project schedule based on current workload of the staff assigned to the project, total workload of the firm, and past successful record of designing on tight schedule and budget.
3. Prior successful experience on Massachusetts public construction projects. Chapter 149A experience is a benefit.

APPLICANTS PLEASE NOTE

Please use the latest [DSB Application Form \(Updated July 2016\)](#) and follow the [General Instructions for Filing Applications](#).

Application Update: Please mail or hand deliver One Original, with the Sub-Consultant Acknowledgement forms and SDO Certification letters. In addition, please email an electronic copy of the application form (do not include the Sub-Consultant Acknowledgment forms and SDO Certification letters) to applications.dsb@massmail.state.ma.us.

Applications that are incomplete will be rejected. Applications that are submitted on a form other than DSB Application Form (Updated July 2016) may be rejected as non-compliant and not be considered by the Board. Applications received at the DSB Office after the advertised deadline will not be considered.